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# The Avenue, Ascot

OSBORNE HEATH

## A fully furnished, modern two-bedroom apartment, available for a short-term lease.

This top floor apartment features two double bedrooms with fitted wardrobes, a modern bathroom, living room with dining space and kitchen.

Outside has off road parking and a communal patio area.

The apartment is fully furnished for short let, bills inclusive of the rent.

The Avenue is close to Ascot Racecourse and Royal Ascot Golf Club. Other local places of interest include The Berkshire Golf Club, Guards Polo Club, Legoland, Sunningdale Golf Club, Wentworth Club, Windsor Castle and Windsor Great Park. Nearby schools include Charters, Heathfield, Lambrook, LVS, Papplewick and St Francis. The nearest train station is Ascot where services run to London Waterloo, Reading and Guildford. By road Ascot is convenient for the M3, M4, M25 and Heathrow Airport.

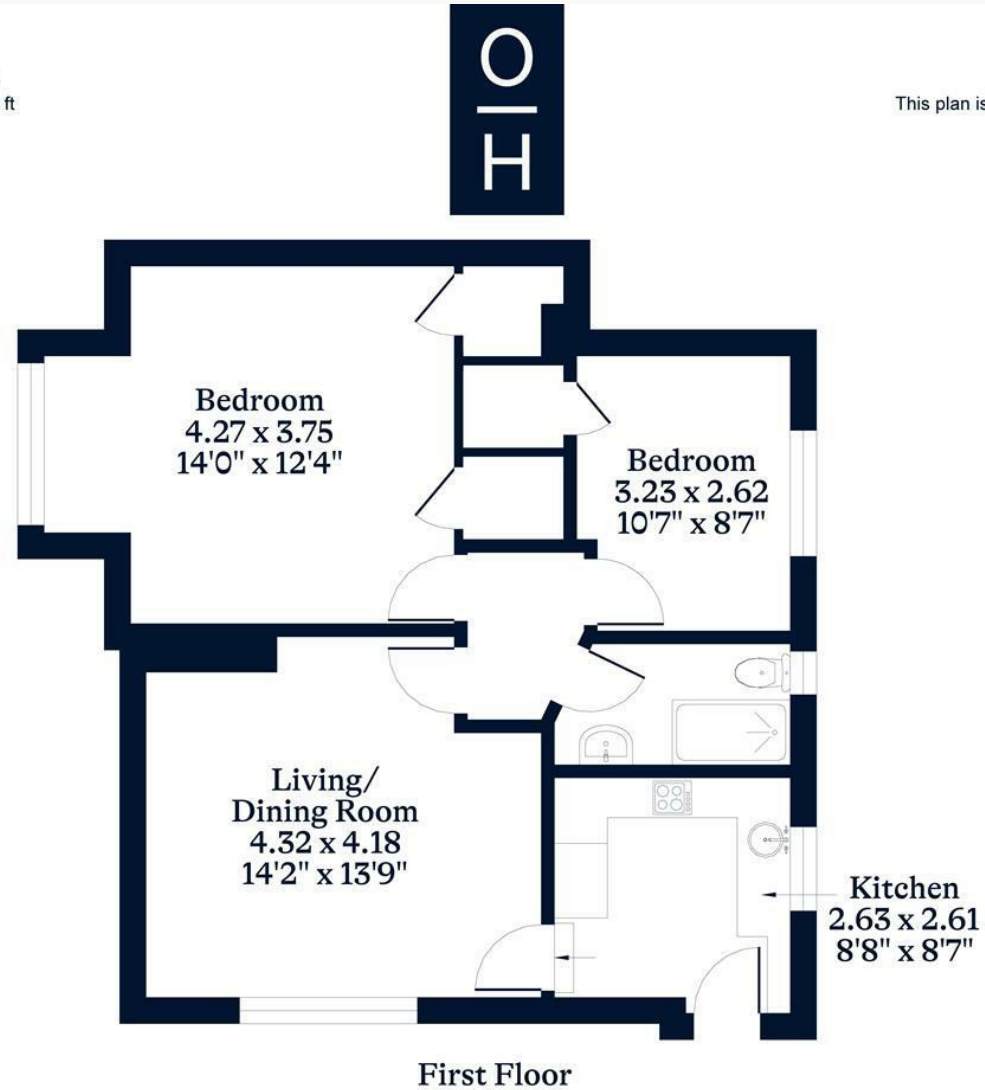
EPC rating C. Council Tax Band N/A. Deposit £1384. Holding Deposit £415. Lease Length 1-5 Months.





**APPROXIMATE FLOOR AREA**  
Apartment - 60.68 sq m - 653 sq ft  
(Gross Internal Area)

**NOT TO SCALE**  
This plan is for illustration purposes only



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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